

520

UNIVERSITY AVENUE WEST, WATERLOO

FOR LEASE

COMMERCIAL/RETAIL SPACE



AVAILABILITY

Unit 103 - 979 sq ft

LEASE RATE

\$28.00/sq ft net

ADDITIONAL RENT

\$12.50/sq ft
plus heat and hydro

ZONING

C3-10

POSSESSION

Flexible

- * Located at the round-a-bout of University Avenue West and Ira Needles Boulevard
- * Main floor retail space available in high profile plaza
- * Located in the bustling Ira Needles commercial node, this mixed tenanted building is directly across the street from The Boardwalk
- * Exceptional exposure, access and parking and on a main line public transit route
- * Great visibility with signage opportunities
- * C3 Zoning allows for many uses
- * No massage therapy, chiropractors, physiotherapists, dentists, pharmacists or hair cutting establishments shall be permitted as these uses currently exist on the property

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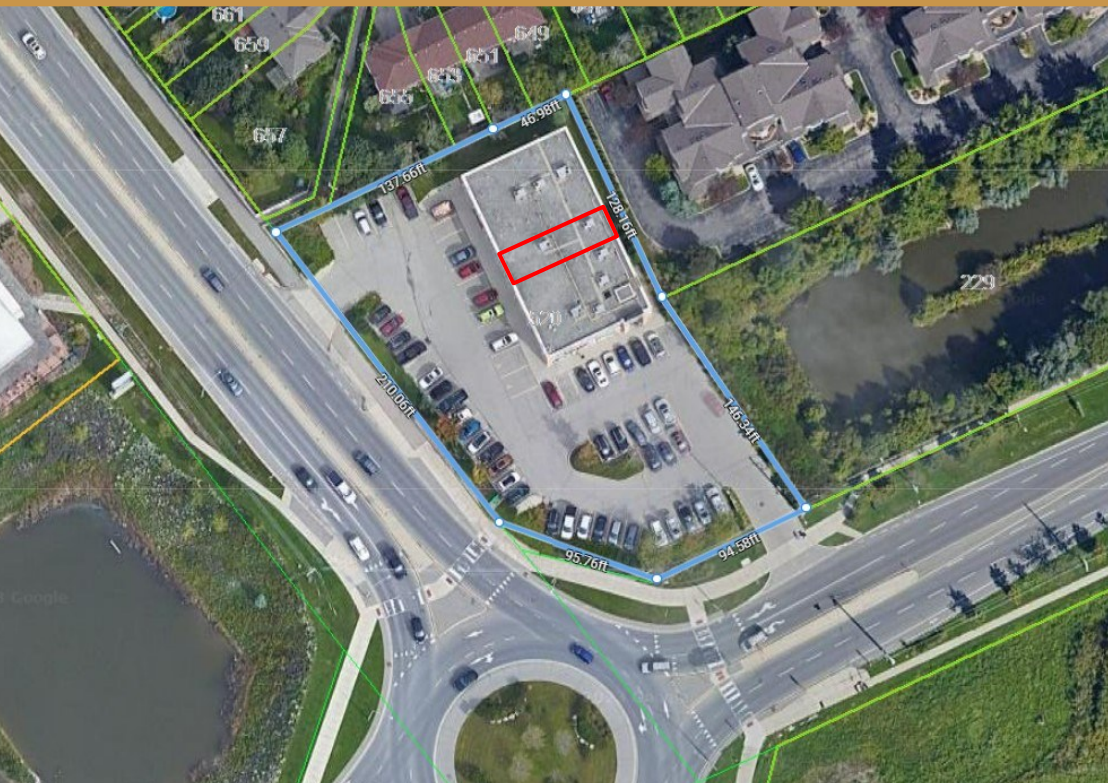
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